





**** OPEN DAY SATURDAY 3RD OCTOBER 2pm - 4PM ****

****** FANTASTIC OPPORTUNITY ******

INDIVIDUALLY DESIGNED 4/5 BEDROOM FAMILY HOME ON 0.3 ARCE PLOT **** Mia Casa offers flexible family accommodation with plenty of potential to create perfect modern family living. Ample parking and turning space to the front of the property with well established raised gardens either side. On this level there are 2 garages both oversized single garages, access though to an inner hall, games room, bar and store, utility room, shower room and workshop. The first floor offers a porch and an impressive hallway, this floor offers versatile rooms as reception rooms and bedrooms. Fitted kitchen, sitting room/dining room and a lounge, bathroom and a guest cloakroom. The upper floor offers a large landing overlooking the rear garden, three bedrooms and a family bathroom. Situated on a large plot with raised paved patio with steps down to a lower paved patio and extensive lawn with mature shrubs and trees.



ABODE
SALES & LETTINGS

PORCH

New composite entrance door into the porch with upvc double glazed windows and a door to -

RECEPTION HALL

Staircase to the first floor, three radiators and doors to -

LOUNGE

Stone fireplace, radiator and window to the rear and 2 upvc double glazed windows to the side.

SITTING ROOM/DINING ROOM

Stone fireplace, radiator, upvc double glazed window to the side and open through to the kitchen.

FITTED KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and hob with extractor, integrated dishwasher, washing machine, fridge and freezer, space for a dryer. Two windows to the front, door to the garden and a door to the hall.

BEDROOM/RECEPTION ROOM

Upvc double glazed window and a radiator.

BEDROOM

Wardrobes, radiator, upvc double glazed and secondary glazed window to the front.

CLOAKROOM

Low flush wc, wash hand basin, radiator, upvc double glazed window and storage cupboards.

BATHROOM

Free standing bath with mixer tap and shower attachment, wash hand basin, low flush wc, radiator, upvc double glazed window and storage cupboards.



LOWER FLOOR

INNER HALL

Stairs up to the ground floor, radiator and doors to -

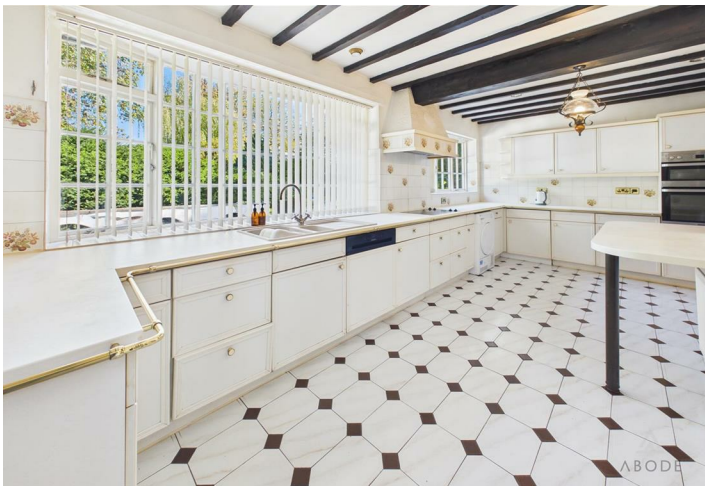
GAMES ROOM

Two upvc double glazed full opening windows, radiator and a bar.

STORE ROOM

Serving bar through to the games room with fitted shelves, upvc double glazed window and a radiator.







UTILITY ROOM

Sink and drainer window into garage, boiler room and a storage cupboard.

SHOWER ROOM

Shower, low flush wc, wash hand basin and radiator.

WORKSHOP

Radiator and a door to the larger garage.

GARAGE

Double doors, power and lights.

GARAGE

Double doors, power and light and a personal door into the lower hall.

FIRST FLOOR LANDING

Impressive and large space with upvc double glazed window to the rear elevation overlooking the garden, storage cupboards with access into the eaves.

BEDROOM

Fitted wardrobes, dressing table and drawers, upvc double glazed window and a radiator.

BEDROOM

Fitted wardrobes and drawers, upvc double glazed window and a radiator.

BEDROOM

Fitted wardrobes and drawers, upvc double glazed window and a radiator.

SHOWER ROOM

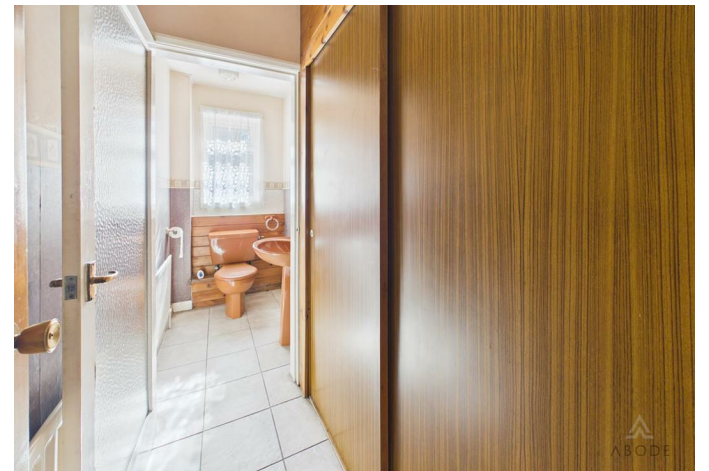
Walk in shower, low flush wc, wash hand basin, upvc double glazed window, chrome ladder style radiator and storage cupboards.

OUTSIDE

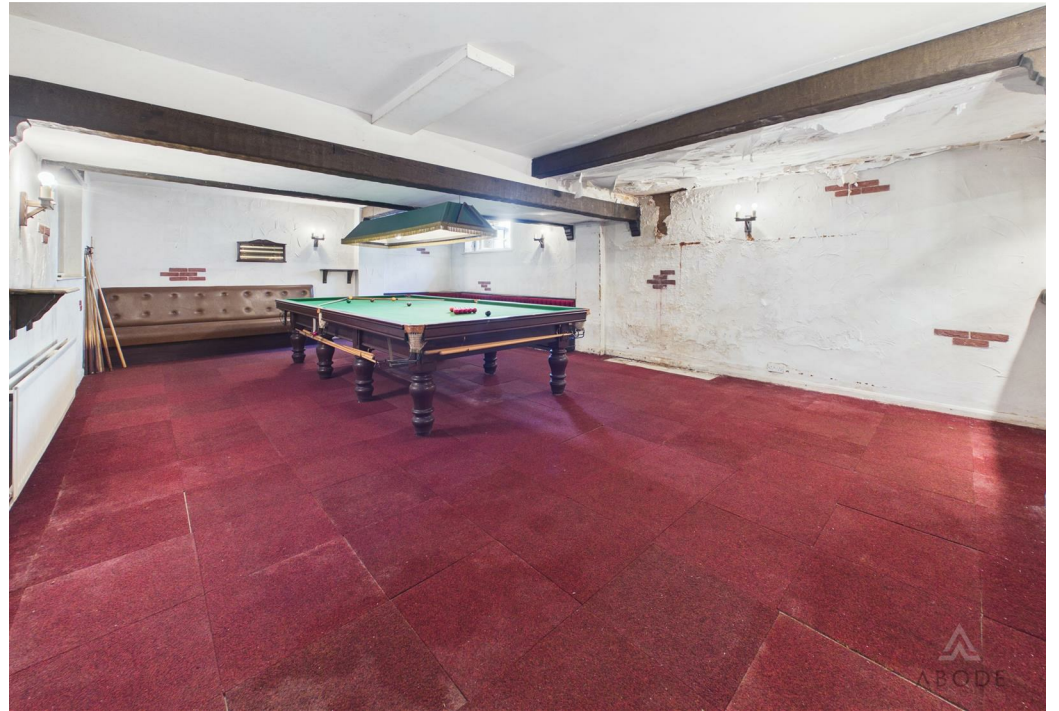
Ample parking and turning space to the front with raised gardens either side of the drive. 2 over sized single garages.

Access to the rear garden down both sides of the property to the mature rear garden offering seating areas, lawn and established shrubs and trees.



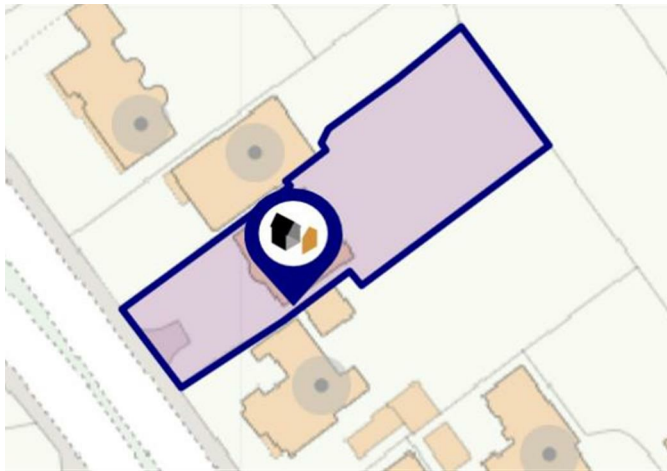








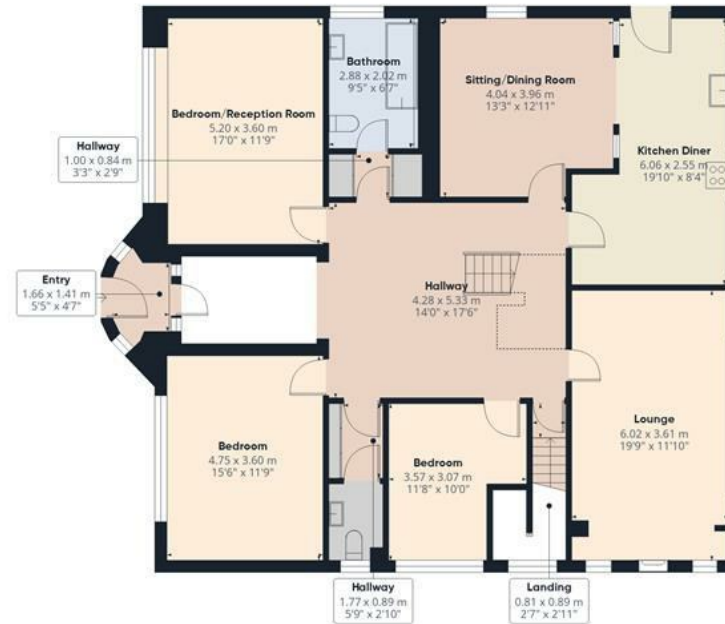








Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

408.5 m²

4398 ft²

Reduced headroom

3.8 m²

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

